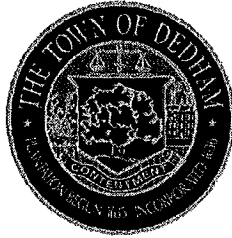


PLANNING BOARD

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice Chair
Robert D. Aldous, Clerk
Ralph I. Steeves
James E. O'Brien IV

Planning Director
Richard J. McCarthy, Jr.
rmccarthy@dedham-ma.gov

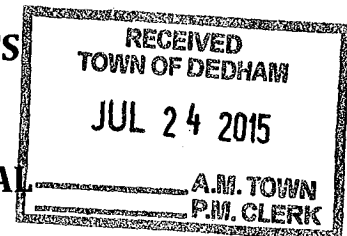


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**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

**CERTIFICATE OF ACTION
APPLICATION FOR SITE PLAN APPROVAL**



DATE: June 25, 2015
APPLICANT: AT & T
PROPERTY: 137 Legacy Boulevard (aka 110 Elm Street)
OWNER: Legacy Place, LLC/WS Management, Inc.
OWNER ADDRESS: 33 Boylston Street, Suite 3000, Chestnut Hill, MA 02467

On June 5, 2015, Brian J. Allen of KJK Wireless, 12 Old Tavern Lane, Sutton, MA 01590, on behalf of AT & T ("Applicant"), filed an application pursuant to Section 9.5 of the Dedham Zoning By-Law for Site Plan Review pertaining to property located at 137 Legacy Boulevard (aka 110 Elm Street, Map 162, Lot 1). The Applicant submitted the following in connection with said application:

- Form X Site Plan Review Application
- Radio frequency Engineer Report dated May 20, 2015
- Site Plan Approval Application Narrative prepared by Brian J. Allen, KJK Wireless
- Photo simulations
- Plot Plan, Compound Plan and Equipment Plan, Antenna Layouts, Elevation, Elevation, Details, Plumbing Diagram & Grounding Details, prepared by Hudson Design Group, LLC, 1600 Osgood Street, Building 20 North, Suite 3090, North Andover, MA 01845, dated April 21, 2014, revised through October 2, 2014.

The Applicant proposes to replace six (6) antennas at 177 feet and replace three (3) antennas at 116 feet on the lattice tower. An existing surge arrestor will be replaced and will add DC power along with 1 (one) new fiber.

On June 25, 2015, the Planning Board held a meeting to consider the application for site plan review.

The Planning Board did not solicit any comments on said application from the other town departments or boards since the project did not require Zoning Board of Appeals review and approval. The Planning Board did not receive any comments in opposition from any parties.

Planning Board members John R. Bethoney, Chairman, Michael A. Podolski, Esq., Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien, IV were present and participated in the meeting. Steven Findlen of McMahon Associates was present on behalf of the Planning Board, as was Richard J. McCarthy, Jr., Planning Director.


Brian J. Allen of KJK Wireless served as the Applicant's designated representative.

After discussion, the Planning Board, at its meeting held on June 25, 2015, voted unanimously (5-0) to approve the "Site Plan Review" with the following **CONDITIONS**:

1. The Planning Director will be contacted by the Applicant upon completion of the project to verify that the project has been completed in full compliance with the specifications of the plans as submitted and approved in this Certificate of Action, which includes a certification by the Applicant's engineer that the project has been constructed according to said plans. A compliance letter will be issued forthwith once found to be properly completed.
2. The Applicant agrees that, no later from one year from the date of this Certificate of Action, it shall file a written report with the Town Planner detailing the progress of the project, compliance with all terms and conditions of this certificate, and the expected completion date. The Planning Board reserves the right to require the applicant to appear before the Planning Board to further discuss and review compliance with this certificate of action.

Dated: July 12, 2015

Dedham Planning Board


Robert D. Aldous, Clerk